HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2012

New Home Market

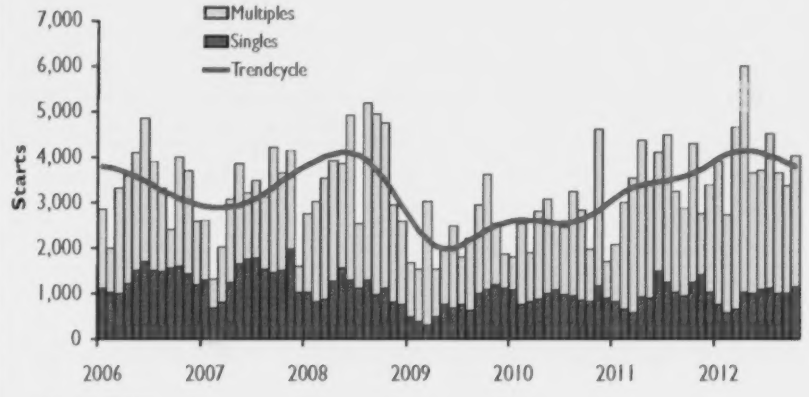
Apartment starts continue to drive new home construction

A total of 4,014 homes were started in the Greater Toronto Area (GTA) in October 2012, down six per cent from the same period last year. The slowdown in new home construction was driven by declines in the low-rise market segment (singles, semis, and rows). Apartment starts in October were 15 per cent higher than last year.

Year-to-date, new home construction activity is up by 19 per cent. Aside from single-detached dwellings, housing starts in all other housing segments are well ahead of last year's pace. The share of construction for singles declined to 22 per cent this year. Over the course of 2012, single-detached construction has also been

Figure 1

Greater Toronto Area Housing Starts



Source: CMHC

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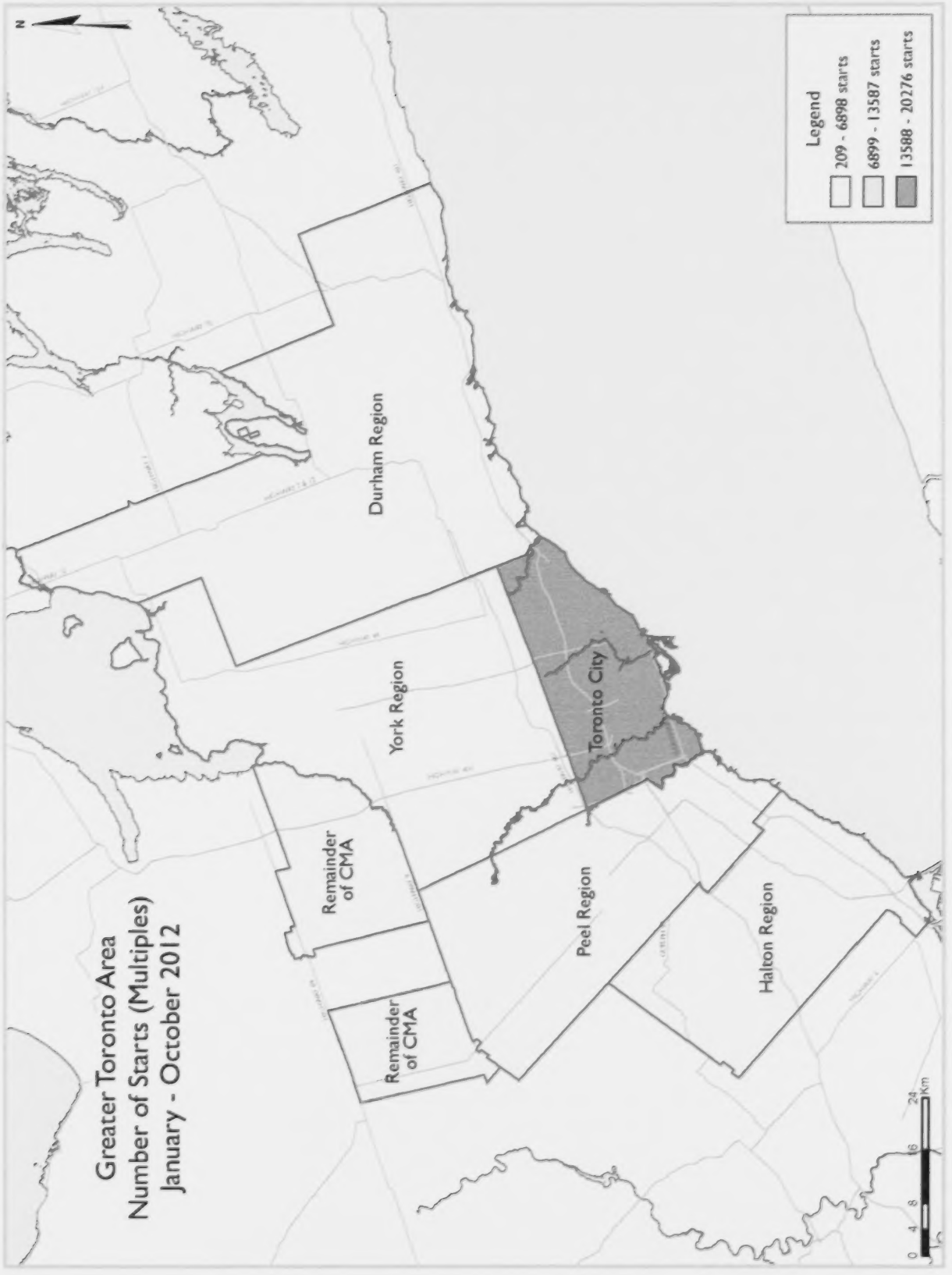
shifting to the Peel region, which now produces roughly one-third of single-detached starts in the GTA.

While apartment starts have reached record levels, the pace of apartment completions has slowed noticeably this year. With these trends running in opposite directions, there was a 35 per cent increase in the number of apartment units under construction, which peaked at 51,756 units in October. About 80 per cent of these units are located in the City of Toronto.

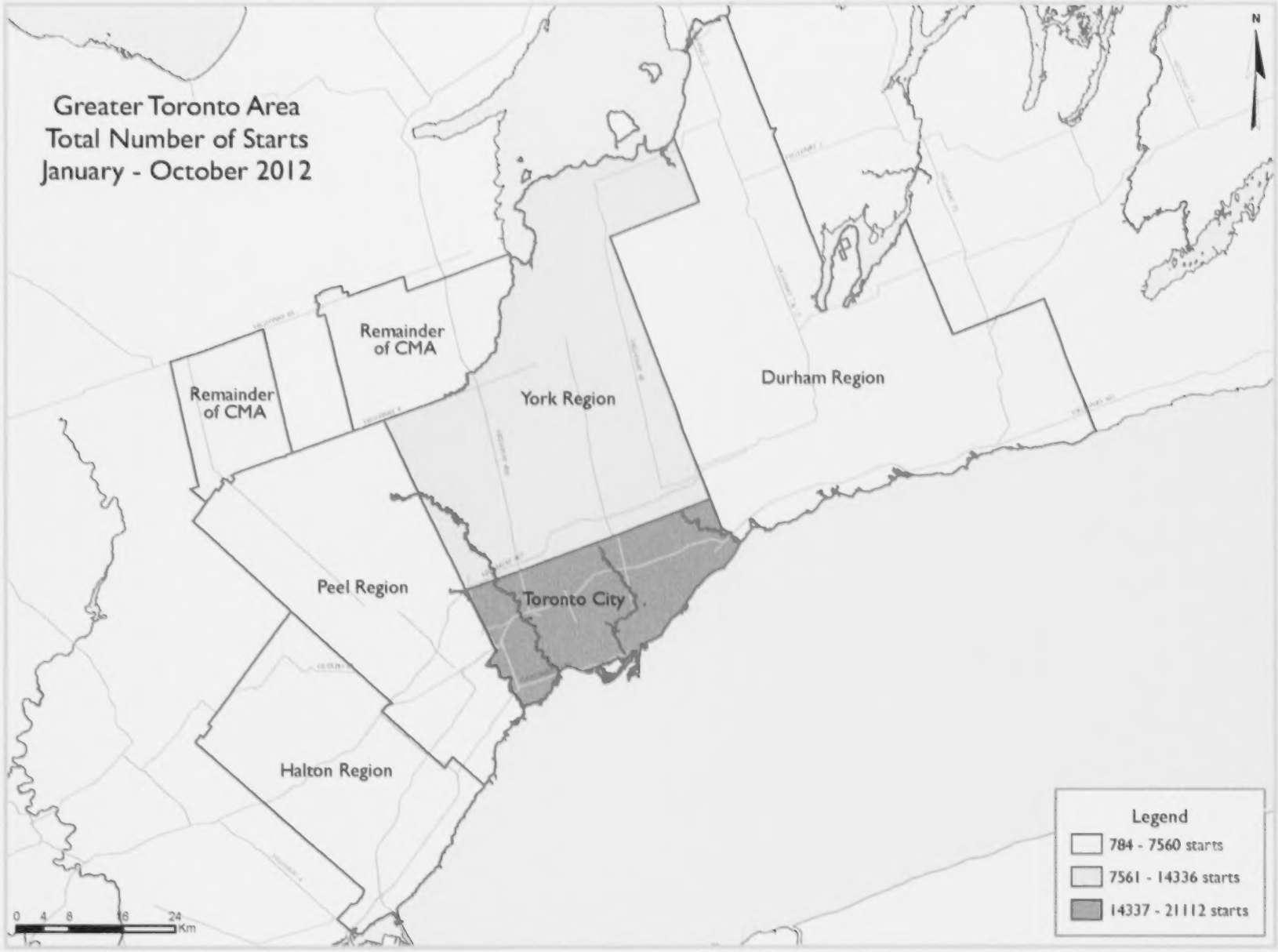
Greater Toronto Area
Number of Starts (Multiples)
October 2012
N
Legend
21 - 622 starts
623 - 1224 starts
1225 - 1826 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

Greater Toronto Area
Number of Starts (Singles)
October 2012
N
Legend
52 - 182 starts
183 - 313 starts
314 - 444 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

Greater Toronto Area
Total Number of Starts
October 2012
N
Legend
73 - 691 starts
692 - 1310 starts
1311 - 1929 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Multiples)
January - October 2012
N
Legend
209 - 6898 starts
6899 - 13587 starts
13588 - 20276 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

Greater Toronto Area
Number of Starts (Singles)
January - October 2012
N
Legend
575 - 1382 starts
1383 - 2190 starts
2191 - 2998 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
January - October 2012
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
784 - 7560 starts
7561 - 14336 starts
14337 - 21112 starts

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
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1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2012	1,053	136	341	5	137	2,250	0	1	3,923
October 2011	1,120	222	693	9	125	1,872	0	6	4,047
% Change	-6.0	-38.7	-50.8	-44.4	9.6	20.2	n/a	-83.3	-3.1
Year-to-date 2012	8,727	1,825	4,298	36	945	22,858	28	1,822	40,540
Year-to-date 2011	8,888	1,638	3,740	36	865	16,926	8	1,712	33,813
% Change	-1.8	11.4	14.9	0.0	9.2	35.0	**	6.4	19.9
UNDER CONSTRUCTION									
October 2012	8,183	1,991	4,537	45	1,108	47,272	24	3,135	66,296
October 2011	8,312	1,690	3,667	40	1,165	33,239	12	3,515	51,640
% Change	-1.6	17.8	23.7	12.5	-4.9	42.2	100.0	-10.8	28.4
COMPLETIONS									
October 2012	1,068	92	188	2	101	1,748	0	205	3,404
October 2011	738	136	425	0	65	772	0	0	2,136
% Change	44.7	-32.4	-55.8	n/a	55.4	126.4	n/a	n/a	59.4
Year-to-date 2012	9,339	1,524	2,546	27	790	10,523	16	2,094	26,859
Year-to-date 2011	7,262	1,174	2,525	40	944	16,017	16	896	28,903
% Change	28.6	29.8	0.8	-32.5	-16.3	-34.3	0.0	133.7	-7.1
COMPLETED & NOT ABSORBED									
October 2012	161	14	51	0	6	932	11	587	1,762
October 2011	69	15	49	0	19	909	13	364	1,438
% Change	133.3	-6.7	4.1	n/a	-68.4	2.5	-15.4	61.3	22.5
ABSORBED									
October 2012	1,038	88	185	2	101	1 620	2	5	3,041
October 2011	812	147	416	0	68	748	0	10	2,201
% Change	27.8	-40.1	-55.5	n/a	48.5	116.6	n/a	-50.0	38.2
Year-to-date 2012	9,272	1,529	2,556	27	786	10,439	18	670	25,297
Year-to-date 2011	7,384	1,182	2,518	41	931	15,165	16	593	27,830
% Change	25.6	29.4	1.5	-34.1	-15.6	-31.2	12.5	13.0	-9.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2012	98	16	12	0	8	0	0	0	134
October 2011	101	0	0	0	43	0	0	0	144
% Change	-3.0	n/a	n/a	n/a	-81.4	n/a	n/a	n/a	-6.9
Year-to-date 2012	971	32	86	0	169	154	0	139	1,551
Year-to-date 2011	1,087	40	194	0	147	0	10	32	1,510
% Change	-10.7	-20.0	-55.7	n/a	15.0	n/a	-100.0	**	2.7
UNDER CONSTRUCTION									
October 2012	650	30	82	0	171	190	1	159	1,283
October 2011	758	6	227	0	132	6	38	38	1,205
% Change	-14.2	**	-63.9	n/a	29.5	**	-97.4	**	6.5
COMPLETIONS									
October 2012	111	2	6	0	12	0	0	16	147
October 2011	142	0	22	0	0	0	0	8	172
% Change	-21.8	n/a	-72.7	n/a	n/a	n/a	n/a	100.0	-14.5
Year-to-date 2012	1,113	6	207	0	105	0	49	30	1,510
Year-to-date 2011	1,144	42	142	0	129	6	0	54	1,517
% Change	-2.7	-85.7	45.8	n/a	-18.6	-100.0	n/a	-44.4	-0.5
COMPLETED & NOT ABSORBED									
October 2012	7	0	0	0	6	9	7	5	34
October 2011	10	0	1	0	2	10	0	5	28
% Change	-30.0	n/a	-100.0	n/a	200.0	-10.0	n/a	0.0	21.4
ABSORBED									
October 2012	112	2	6	0	9	0	0	0	129
October 2011	146	0	23	0	0	0	0	3	172
% Change	-23.3	n/a	-73.9	n/a	n/a	n/a	n/a	-100.0	-25.0
Year-to-date 2012	1,129	6	208	0	102	1	42	14	1,502
Year-to-date 2011	1,163	42	143	0	130	11	0	7	1,496
% Change	-2.9	-85.7	45.5	n/a	-21.5	-90.9	n/a	100.0	0.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2012	1,132	152	334	0	145	2,250	0	1	4,014
October 2011	1,217	222	705	9	168	1,947	0	6	4,274
% Change	-7.0	-31.5	-52.6	-100.0	-13.7	15.6	n/a	-83.3	-6.1
Year-to-date 2012	9,279	1,799	4,339	3	1,100	23,350	28	1,961	41,860
Year-to-date 2011	9,715	1,634	3,940	16	1,035	17,076	18	1,744	35,178
% Change	-4.5	10.1	10.1	-81.3	6.3	36.7	55.6	12.4	19.0
UNDER CONSTRUCTION									
October 2012	8,568	1,959	4,526	15	1,265	47,954	25	3,294	67,607
October 2011	8,952	1,648	3,907	29	1,322	33,539	50	3,628	53,075
% Change	-4.3	18.9	15.8	-48.3	-4.3	43.0	-50.0	-9.2	27.4
COMPLETIONS									
October 2012	1,156	94	220	0	111	1,748	0	296	3,625
October 2011	844	136	447	0	77	815	0	190	2,509
% Change	37.0	-30.9	-50.8	n/a	44.2	114.5	n/a	55.8	44.5
Year-to-date 2012	10,075	1,490	2,794	2	943	10,523	65	2,274	28,166
Year-to-date 2011	8,168	1,226	2,715	10	1,095	16,112	16	1,134	30,505
% Change	23.3	21.5	2.9	-80.0	-13.9	-34.7	**	100.5	-7.7
COMPLETED & NOT ABSORBED									
October 2012	177	12	35	0	15	941	18	713	1,911
October 2011	80	15	50	0	24	918	13	386	1,486
% Change	121.3	-20.0	-30.0	n/a	-37.5	2.5	38.5	84.7	28.6
ABSORBED									
October 2012	1,125	90	217	0	108	1 620	2	5	3,167
October 2011	921	147	439	0	80	791	0	178	2,556
% Change	22.1	-38.8	-50.6	n/a	35.0	104.8	n/a	-97.2	23.9
Year-to-date 2012	10,001	1,497	2,821	2	936	10,449	60	730	26,496
Year-to-date 2011	8,293	1,234	2,724	10	1,083	15,262	16	949	29,571
% Change	20.6	21.3	3.6	-80.0	-13.6	-31.5	**	-23.1	-10.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
October 2012	103	6	10	0	0	1,810	0	0	1,929
October 2011	126	26	192	0	0	1,561	0	0	1,905
York Region									
October 2012	301	62	89	0	51	186	0	1	690
October 2011	477	92	289	0	17	215	0	6	1,096
Peel Region									
October 2012	444	54	108	0	0	0	0	0	606
October 2011	249	92	183	9	6	0	0	0	539
Halton Region									
October 2012	158	14	110	0	72	254	0	0	608
October 2011	165	10	12	0	58	171	0	0	416
Durham Region									
October 2012	126	16	17	0	22	0	0	0	181
October 2011	200	2	29	0	87	0	0	0	318
Toronto CMA									
October 2012	1,053	136	341	5	137	2,250	0	1	3,923
October 2011	1,120	222	693	9	125	1,872	0	6	4,047
Oshawa CMA									
October 2012	98	16	12	0	8	0	0	0	134
October 2011	101	0	0	0	43	0	0	0	144
Greater Toronto Area									
October 2012	1,132	152	334	0	145	2,250	0	1	4,014
October 2011	1,217	222	705	9	168	1,947	0	6	4,274

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
October 2012	1,281	194	946	0	212	37,961	14	2,743	43,351
October 2011	1,153	220	1,654	0	69	26,810	0	3,341	33,247
York Region									
October 2012	2,194	344	1,426	5	238	5,740	2	142	10,091
October 2011	2,918	334	693	3	304	2,741	4	94	7,091
Peel Region									
October 2012	3,147	1,227	997	10	194	2,384	8	250	8,218
October 2011	2,483	906	653	26	506	2,534	8	0	7,116
Halton Region									
October 2012	847	142	935	0	397	1,679	0	0	4,000
October 2011	1,186	106	418	0	253	1,213	0	155	3,331
Durham Region									
October 2012	1,099	52	222	0	224	190	1	159	1,947
October 2011	1,212	82	489	0	190	241	38	38	2,290
Toronto CMA									
October 2012	8,183	1,991	4,537	45	1,108	47,272	24	3,135	66,296
October 2011	8,312	1,690	3,667	40	1,165	33,239	12	3,515	51,640
Oshawa CMA									
October 2012	650	30	82	0	171	190	1	159	1,283
October 2011	758	6	227	0	132	6	38	38	1,205
Greater Toronto Area									
October 2012	8,568	1,959	4,526	15	1,265	47,954	25	3,294	67,607
October 2011	8,952	1,648	3,907	29	1,322	33,539	50	3,628	53,075

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
October 2012	70	26	21	0	0	1,627	0	0	1,744
October 2011	68	28	184	0	19	679	0	0	978
York Region									
October 2012	352	16	138	0	28	0	0	5	539
October 2011	350	92	200	0	5	93	0	0	740
Peel Region									
October 2012	270	42	0	0	34	0	0	200	546
October 2011	146	12	41	0	12	0	0	0	211
Halton Region									
October 2012	258	0	38	0	0	121	0	75	492
October 2011	102	4	0	0	41	43	0	182	372
Durham Region									
October 2012	206	10	23	0	49	0	0	16	304
October 2011	178	0	22	0	0	0	0	8	208
Toronto CMA									
October 2012	1,068	92	188	2	101	1,748	0	205	3,404
October 2011	738	136	425	0	65	772	0	0	2,136
Oshawa CMA									
October 2012	111	2	6	0	12	0	0	16	147
October 2011	142	0	22	0	0	0	0	8	172
Greater Toronto Area									
October 2012	1,156	94	220	0	111	1,748	0	296	3,625
October 2011	844	136	447	0	77	815	0	190	2,509

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
October 2012	63	7	16	0	4	799	11	390	1,290
October 2011	38	11	25	0	16	710	11	167	978
York Region									
October 2012	16	0	6	0	0	25	0	0	47
October 2011	13	0	12	0	1	111	2	0	139
Peel Region									
October 2012	19	5	0	0	2	74	0	197	297
October 2011	13	4	3	0	2	87	0	197	306
Halton Region									
October 2012	57	0	2	0	3	25	0	121	208
October 2011	6	0	8	0	3	0	0	17	34
Durham Region									
October 2012	22	0	11	0	6	18	7	5	69
October 2011	10	0	2	0	2	10	0	5	29
Toronto CMA									
October 2012	161	14	51	0	6	932	11	587	1,762
October 2011	69	15	49	0	19	909	13	364	1,438
Oshawa CMA									
October 2012	7	0	0	0	6	9	7	5	34
October 2011	10	0	1	0	2	10	0	5	28
Greater Toronto Area									
October 2012	177	12	35	0	15	941	18	713	1,911
October 2011	80	15	50	0	24	918	13	386	1,486

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
October 2012	59	22	18	0	0	1,524	0	0	1,623
October 2011	70	27	175	0	19	655	0	10	956
York Region									
October 2012	350	16	138	0	28	0	2	5	539
October 2011	352	92	200	0	5	93	0	0	742
Peel Region									
October 2012	278	42	0	0	34	0	0	0	354
October 2011	213	24	41	0	15	0	0	0	293
Halton Region									
October 2012	233	0	38	0	0	96	0	0	367
October 2011	105	4	0	0	41	43	0	165	358
Durham Region									
October 2012	205	10	23	0	46	0	0	0	284
October 2011	181	0	23	0	0	0	0	3	207
Toronto CMA									
October 2012	1,038	88	185	2	101	1,620	2	5	3,041
October 2011	812	147	416	0	68	748	0	10	2,201
Oshawa CMA									
October 2012	112	2	6	0	9	0	0	0	129
October 2011	146	0	23	0	0	0	0	3	172
Greater Toronto Area									
October 2012	1,125	90	217	0	108	1,620	2	5	3,167
October 2011	921	147	439	0	80	791	0	178	2,556

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA
2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062
% Change	-9.6	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.2
2002	25,035	5,342	4,911	27	1,970	9,168	326	1,204	48,032

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	% Change
Toronto City	103	126	6	26	10	192	1,810	1,561	1,929	1,905	1.3
Toronto	22	24	2	0	4	0	1,183	1,197	1,211	1,221	-0.8
East York	3	6	0	0	0	0	0	0	3	6	-50.0
Etobicoke	21	12	0	0	0	0	72	0	93	12	**
North York	41	45	0	0	0	29	555	364	596	438	36.1
Scarborough	14	38	4	26	6	163	0	0	24	227	-89.4
York	2	1	0	0	0	0	0	0	2	1	100.0
York Region	301	477	62	92	140	306	187	221	690	1,096	-37.0
Aurora	1	5	0	0	0	0	0	0	1	5	-80.0
East Gwillimbury	2	12	0	0	0	0	0	0	2	12	-83.3
Georgina Township	11	7	0	0	8	0	0	0	19	7	171.4
King Township	110	1	0	0	0	26	0	0	110	27	**
Markham	42	193	62	88	76	214	187	221	367	716	-48.7
Newmarket	16	9	0	0	0	0	0	0	16	9	77.8
Richmond Hill	20	18	0	2	0	17	0	0	20	37	-45.9
Vaughan	44	180	0	0	56	41	0	0	100	221	-54.8
Whitchurch-Stouffville	55	52	0	2	0	8	0	0	55	62	-11.3
Peel Region	444	258	54	98	108	183	0	0	606	539	12.4
Brampton	422	177	54	84	89	174	0	0	565	435	29.9
Caledon	16	61	0	0	19	4	0	0	35	65	-46.2
Mississauga	6	20	0	14	0	5	0	0	6	39	-84.6
Halton Region	158	165	14	14	182	66	254	171	608	416	46.2
Burlington	25	40	2	0	0	12	0	75	27	127	-78.7
Halton Hills	14	4	0	4	0	13	0	0	14	21	-33.3
Milton	74	103	0	10	182	0	0	96	256	209	22.5
Oakville	45	18	12	0	0	41	254	0	311	59	**
Durham Region	126	200	16	2	39	116	0	0	181	318	-43.1
Ajax	18	67	0	2	14	44	0	0	32	113	-71.7
Brock	0	5	0	0	0	0	0	0	0	5	-100.0
Clarington	41	29	0	0	6	23	0	0	47	52	-9.6
Oshawa	8	45	16	0	6	16	0	0	30	61	-50.8
Pickering	5	20	0	0	5	29	0	0	10	49	-79.6
Scugog	3	2	0	0	0	0	0	0	3	2	50.0
Uxbridge	2	5	0	0	0	0	0	0	2	5	-60.0
Whitby	49	27	0	0	8	4	0	0	57	31	83.9
Remainder of Toronto CMA	52	51	2	0	19	0	0	0	73	51	43.1
Bradford West Gwillimbury	8	10	2	0	12	0	0	0	22	10	120.0
Town of Mono	7	1	0	0	0	0	0	0	7	1	**
New Tecumseth	24	33	0	0	0	0	0	0	24	33	-27.3
Orangeville	13	7	0	0	7	0	0	0	20	7	185.7
Toronto CMA	1,058	1,129	136	232	478	808	2,251	1,878	3,923	4,047	-3.1
Oshawa CMA	98	101	16	0	20	43	0	0	134	144	-6.9
Greater Toronto Area (GTA)	1,132	1,226	152	232	479	863	2,251	1,953	4,014	4,274	-6.1

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Toronto City	836	742	158	168	581	458	19,537	14,990	21,112	16,358	29.1
Toronto	130	121	18	14	77	8	11,727	10,398	11,952	10,541	13.4
East York	70	45	6	0	0	0	105	384	181	429	-57.8
Etobicoke	140	110	74	2	68	0	2,330	744	2,612	856	**
North York	336	328	10	116	261	178	4,692	2,161	5,299	2,783	90.4
Scarborough	133	127	38	30	172	272	97	586	440	1,015	-56.7
York	27	10	12	6	3	0	586	0	628	16	**
York Region	2,843	3,767	430	564	1,881	1,162	3,638	2,490	8,792	7,983	10.1
Aurora	71	44	0	0	41	0	244	0	356	44	**
East Gwillimbury	82	95	32	38	0	38	0	0	114	171	-33.3
Georgina Township	94	141	0	0	23	13	0	0	117	154	-24.0
King Township	303	65	4	2	83	26	127	137	517	230	124.8
Markham	719	1,219	316	234	1,014	372	2,006	1,598	4,055	3,423	18.5
Newmarket	309	137	0	6	60	0	0	4	369	147	151.0
Richmond Hill	311	449	12	8	246	338	764	148	1,333	943	41.4
Vaughan	551	1,017	46	184	286	267	497	499	1,380	1,967	-29.8
Whitchurch-Stouffville	403	600	20	92	128	108	0	104	551	904	-39.0
Peel Region	2,998	2,119	999	708	755	918	1,112	1,751	5,864	5,496	6.7
Brampton	2,560	1,745	908	562	620	376	224	49	4,312	2,732	57.8
Caledon	276	261	41	56	126	93	0	0	443	410	8.0
Mississauga	162	113	50	90	9	449	888	1,702	1,109	2,354	-52.9
Halton Region	1,049	1,515	138	86	1,482	629	1,012	462	3,681	2,692	36.7
Burlington	100	305	2	4	90	43	338	150	530	502	5.6
Halton Hills	140	70	0	6	25	22	0	0	165	98	68.4
Milton	589	723	116	44	1,021	251	152	312	1,878	1,330	41.2
Oakville	220	417	20	32	346	313	522	0	1,108	762	45.4
Durham Region	1,559	1,588	74	118	485	676	293	267	2,411	2,649	-9.0
Ajax	284	302	42	78	184	249	0	0	510	629	-18.9
Brock	8	15	0	0	0	0	0	0	8	15	-46.7
Clarington	510	418	6	0	65	125	82	0	663	543	22.1
Oshawa	222	274	26	40	57	77	0	32	305	423	-27.9
Pickering	241	125	0	0	46	76	0	235	287	436	-34.2
Scugog	15	15	0	0	0	0	0	0	15	15	0.0
Uxbridge	40	44	0	0	0	0	0	0	40	44	-9.1
Whitby	239	395	0	0	133	149	211	0	583	544	7.2
Remainder of Toronto CMA	575	615	80	56	129	6	0	0	784	677	15.8
Bradford West Gwillimbury	282	376	60	38	34	0	0	0	376	414	-9.2
Town of Mono	42	28	0	0	0	0	0	0	42	28	50.0
New Tecumseth	195	187	20	18	25	6	0	0	240	211	13.7
Orangeville	56	24	0	0	70	0	0	0	126	24	**
Toronto CMA	8,766	8,924	1,845	1,656	4,968	3,455	24,961	19,778	40,540	33,813	19.9
Oshawa CMA	971	1,087	32	40	255	351	293	32	1,551	1,510	2.7
Greater Toronto Area (GTA)	9,285	9,731	1,799	1,644	5,184	3,843	25,592	19,960	41,860	35,178	19.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011
Toronto City	10	192	0	0	1,810	1,561	0	0
Toronto	4	0	0	0	1,183	1,197	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	72	0	0	0
North York	0	29	0	0	555	364	0	0
Scarborough	6	163	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	140	306	0	0	186	215	1	6
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	8	0	0	0	0	0	0	0
King Township	0	26	0	0	0	0	0	0
Markham	76	214	0	0	186	215	1	6
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	17	0	0	0	0	0	0
Vaughan	56	41	0	0	0	0	0	0
Whitchurch-Stouffville	0	8	0	0	0	0	0	0
Peel Region	108	183	0	0	0	0	0	0
Brampton	89	174	0	0	0	0	0	0
Caledon	19	4	0	0	0	0	0	0
Mississauga	0	5	0	0	0	0	0	0
Halton Region	182	66	0	0	254	171	0	0
Burlington	0	12	0	0	0	75	0	0
Halton Hills	0	13	0	0	0	0	0	0
Milton	182	0	0	0	0	96	0	0
Oakville	0	41	0	0	254	0	0	0
Durham Region	39	116	0	0	0	0	0	0
Ajax	14	44	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	23	0	0	0	0	0	0
Oshawa	6	16	0	0	0	0	0	0
Pickering	5	29	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	8	4	0	0	0	0	0	0
Remainder of Toronto CMA	19	0	0	0	0	0	0	0
Bradford West Gwillimbury	12	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	7	0	0	0	0	0	0	0
Toronto CMA	478	808	0	0	2,250	1,872	1	6
Oshawa CMA	20	43	0	0	0	0	0	0
Greater Toronto Area (GTA)	479	863	0	0	2,250	1,947	1	6

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	567	458	14	0	18,120	13,372	1,417	1,618
Toronto	77	8	0	0	10,987	9,597	740	801
East York	0	0	0	0	105	384	0	0
Etobicoke	68	0	0	0	2,330	508	0	236
North York	247	178	14	0	4,601	1,790	91	371
Scarborough	172	272	0	0	97	376	0	210
York	3	0	0	0	0	0	586	0
York Region	1,869	1,154	12	8	3,483	2,396	155	94
Aurora	41	0	0	0	244	0	0	0
East Gwillimbury	0	38	0	0	0	0	0	0
Georgina Township	23	13	0	0	0	0	0	0
King Township	83	26	0	0	127	137	0	0
Markham	1,014	372	0	0	1,991	1,592	15	6
Newmarket	60	0	0	0	0	0	0	4
Richmond Hill	246	338	0	0	624	148	140	0
Vaughan	282	267	4	0	497	415	0	84
Whitchurch-Stouffville	120	100	8	8	0	104	0	0
Peel Region	755	918	0	0	862	1,751	250	0
Brampton	620	376	0	0	224	49	0	0
Caledon	126	93	0	0	0	0	0	0
Mississauga	9	449	0	0	638	1,702	250	0
Halton Region	1,482	629	0	0	1,012	462	0	0
Burlington	90	43	0	0	338	150	0	0
Halton Hills	25	22	0	0	0	0	0	0
Milton	1,021	251	0	0	152	312	0	0
Oakville	346	313	0	0	522	0	0	0
Durham Region	485	666	0	10	154	235	139	32
Ajax	184	249	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	65	125	0	0	82	0	0	0
Oshawa	57	67	0	10	0	0	0	32
Pickering	46	76	0	0	0	235	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	133	149	0	0	72	0	139	0
Remainder of Toronto CMA	129	6	0	0	0	0	0	0
Bradford West Gwillimbury	34	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	25	6	0	0	0	0	0	0
Orangeville	70	0	0	0	0	0	0	0
Toronto CMA	4,942	3,447	26	8	23,139	18,066	1,822	1,712
Oshawa CMA	255	341	0	10	154	0	139	32
Greater Toronto Area (GTA)	5,158	3,825	26	18	23,631	18,216	1,961	1,744

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011
Toronto City	119	344	1,810	1,561	0	0	1,929	1,905
Toronto	28	24	1,183	1,197	0	0	1,211	1,221
East York	3	6	0	0	0	0	3	6
Etobicoke	21	12	72	0	0	0	93	12
North York	41	74	555	364	0	0	596	438
Scarborough	24	227	0	0	0	0	24	227
York	2	1	0	0	0	0	2	1
York Region	452	858	237	232	1	6	690	1,096
Aurora	1	5	0	0	0	0	1	5
East Gwillimbury	2	12	0	0	0	0	2	12
Georgina Township	19	7	0	0	0	0	19	7
King Township	110	27	0	0	0	0	110	27
Markham	180	495	186	215	1	6	367	716
Newmarket	16	9	0	0	0	0	16	9
Richmond Hill	20	37	0	0	0	0	20	37
Vaughan	49	204	51	17	0	0	100	221
Whitchurch-Stouffville	55	62	0	0	0	0	55	62
Peel Region	606	524	0	15	0	0	606	539
Brampton	565	420	0	15	0	0	565	435
Caledon	35	65	0	0	0	0	35	65
Mississauga	6	39	0	0	0	0	6	39
Halton Region	282	187	326	229	0	0	608	416
Burlington	27	52	0	75	0	0	27	127
Halton Hills	14	4	0	17	0	0	14	21
Milton	184	113	72	96	0	0	256	209
Oakville	57	18	254	41	0	0	311	59
Durham Region	159	231	22	87	0	0	181	318
Ajax	18	69	14	44	0	0	32	113
Brock	0	5	0	0	0	0	0	5
Clarington	47	29	0	23	0	0	47	52
Oshawa	30	45	0	16	0	0	30	61
Pickering	10	49	0	0	0	0	10	49
Scugog	3	2	0	0	0	0	3	2
Uxbridge	2	5	0	0	0	0	2	5
Whitby	49	27	8	4	0	0	57	31
Remainder of Toronto CMA	68	51	5	0	0	0	73	51
Bradford West Gwillimbury	22	10	0	0	0	0	22	10
Town of Mono	2	1	5	0	0	0	7	1
New Tecumseth	24	33	0	0	0	0	24	33
Orangeville	20	7	0	0	0	0	20	7
Toronto CMA	1,530	2,035	2,392	2,006	1	6	3,923	4,047
Oshawa CMA	126	101	8	43	0	0	134	144
Greater Toronto Area (GTA)	1,618	2,144	2,395	2,124	1	6	4,014	4,274

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - October 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	1,682	2,060	17,999	12,680	1,431	1,618	21,112	16,358
Toronto	225	856	10,987	8,884	740	801	11,952	10,541
East York	76	45	105	384	0	0	181	429
Etobicoke	214	112	2,398	508	0	236	2,612	856
North York	685	622	4,509	1,790	105	371	5,299	2,783
Scarborough	440	408	0	397	0	210	440	1,015
York	42	16	0	0	586	0	628	16
York Region	5,040	5,295	3,583	2,586	169	102	8,792	7,983
Aurora	109	41	247	3	0	0	356	44
East Gwillimbury	114	171	0	0	0	0	114	171
Georgina Township	117	154	0	0	0	0	117	154
King Township	390	93	127	137	0	0	517	230
Markham	2,025	1,797	2,015	1,620	15	6	4,055	3,423
Newmarket	369	143	0	0	0	4	369	147
Richmond Hill	547	653	646	290	140	0	1,333	943
Vaughan	828	1,451	548	432	4	84	1,380	1,967
Whitchurch-Stouffville	541	792	0	104	10	8	551	904
Peel Region	4,690	3,491	923	2,005	250	0	5,864	5,496
Brampton	4,035	2,664	276	68	0	0	4,312	2,732
Caledon	443	410	0	0	0	0	443	410
Mississauga	212	417	647	1,937	250	0	1,109	2,354
Halton Region	2,147	2,048	1,534	644	0	0	3,681	2,692
Burlington	186	321	344	181	0	0	530	502
Halton Hills	165	81	0	17	0	0	165	98
Milton	1,515	1,018	363	312	0	0	1,878	1,330
Oakville	281	628	827	134	0	0	1,108	762
Durham Region	1,858	2,395	414	212	139	42	2,411	2,649
Ajax	419	564	91	65	0	0	510	629
Brock	8	15	0	0	0	0	8	15
Clarington	551	494	112	49	0	0	663	543
Oshawa	258	314	47	67	0	42	305	423
Pickering	287	436	0	0	0	0	287	436
Scugog	15	15	0	0	0	0	15	15
Uxbridge	40	44	0	0	0	0	40	44
Whitby	280	513	164	31	139	0	583	544
Remainder of Toronto CMA	731	649	53	28	0	0	784	677
Bradford West Gwillimbury	376	414	0	0	0	0	376	414
Town of Mono	21	12	21	16	0	0	42	28
New Tecumseth	208	199	32	12	0	0	240	211
Orangeville	126	24	0	0	0	0	126	24
Toronto CMA	14,850	14,266	23,839	17,827	1,850	1,720	40,540	33,813
Oshawa CMA	1,089	1,321	323	147	139	42	1,551	1,510
Greater Toronto Area (GTA)	15,417	15,289	24,453	18,127	1,989	1,762	41,860	35,178

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	% Change
Toronto City	70	68	26	28	21	203	1,627	679	1,744	978	78.3
Toronto	6	11	0	0	0	16	1,206	577	1,212	604	100.7
East York	4	4	0	0	0	0	21	0	25	4	**
Etobicoke	9	24	0	0	0	0	0	0	9	24	-62.5
North York	35	12	6	0	21	0	400	0	462	12	**
Scarborough	15	16	18	26	0	187	0	102	33	331	-90.0
York	1	1	2	2	0	0	0	0	3	3	0.0
York Region	352	350	16	92	166	205	5	93	539	740	-27.2
Aurora	1	0	0	0	0	0	0	0	1	0	n/a
East Gwillimbury	16	16	6	2	0	0	0	0	22	18	22.2
Georgina Township	20	21	0	0	13	0	0	0	33	21	57.1
King Township	46	10	2	0	19	0	0	0	67	10	**
Markham	76	4	0	48	63	124	5	0	144	176	-18.2
Newmarket	73	35	0	0	0	0	0	0	73	35	108.6
Richmond Hill	36	88	0	6	34	30	0	0	70	124	-43.5
Vaughan	63	71	4	4	37	51	0	93	104	219	-52.5
Whitchurch-Stouffville	21	105	4	32	0	0	0	0	25	137	-81.8
Peel Region	270	146	42	12	34	53	200	0	546	211	158.8
Brampton	234	128	20	4	0	16	200	0	454	148	**
Caledon	20	2	2	0	0	16	0	0	22	18	22.2
Mississauga	16	16	20	8	34	21	0	0	70	45	55.6
Halton Region	258	102	0	4	38	41	196	225	492	372	32.3
Burlington	40	32	0	4	26	12	75	225	141	273	-48.4
Halton Hills	5	6	0	0	0	0	0	0	5	6	-16.7
Milton	157	55	0	0	12	0	0	0	169	55	**
Oakville	56	9	0	0	0	29	121	0	177	38	**
Durham Region	206	178	10	0	72	22	16	8	304	208	46.2
Ajax	86	18	8	0	54	0	0	0	148	18	**
Brock	2	0	0	0	0	0	0	0	2	0	n/a
Clarington	63	47	2	0	12	6	0	8	77	61	26.2
Oshawa	23	42	0	0	0	0	16	0	39	42	-7.1
Pickering	6	2	0	0	0	0	0	0	6	2	200.0
Scugog	0	1	0	0	0	0	0	0	0	1	-100.0
Uxbridge	1	15	0	0	0	0	0	0	1	15	-93.3
Whitby	25	53	0	0	6	16	0	0	31	69	-55.1
Remainder of Toronto CMA	67	69	2	4	0	0	0	0	69	73	-5.5
Bradford West Gwillimbury	31	44	0	4	0	0	0	0	31	48	-35.4
Town of Mono	2	3	0	0	0	0	0	0	2	3	-33.3
New Tecumseth	27	20	2	0	0	0	0	0	29	20	45.0
Orangeville	7	2	0	0	0	0	0	0	7	2	**
Toronto CMA	1,070	738	94	136	287	490	1,953	772	3,404	2,136	59.4
Oshawa CMA	111	142	2	0	18	22	16	8	147	172	-14.5
Greater Toronto Area (GTA)	1,156	844	94	136	331	524	2,044	1,005	3,625	2,509	44.5

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Toronto City	711	608	214	72	446	429	10,042	13,493	11,413	14,602	-21.8
Toronto	86	105	10	22	28	51	5,266	6,897	5,390	7,075	-23.8
East York	40	31	2	2	0	0	21	44	63	77	-18.2
Etobicoke	100	86	4	14	11	0	2,596	994	2,711	1,094	147.8
North York	304	236	154	0	273	50	1,466	2,974	2,197	3,260	-32.6
Scarborough	166	126	42	30	134	328	693	2,564	1,035	3,048	-66.0
York	15	24	2	4	0	0	0	20	17	48	-64.6
York Region	3,533	3,300	366	544	1,297	971	605	1,414	5,801	6,229	-6.9
Aurora	62	97	0	8	0	0	0	153	62	258	-76.0
East Gwillimbury	97	81	24	16	20	30	0	0	141	127	11.0
Georgina Township	119	95	0	0	13	17	0	0	132	112	17.9
King Township	97	137	2	0	61	36	0	0	160	173	-7.5
Markham	1,058	449	260	194	673	277	16	880	2,007	1,800	11.5
Newmarket	250	166	4	4	4	0	4	0	262	170	54.1
Richmond Hill	582	691	18	16	233	196	20	25	853	928	-8.1
Vaughan	966	1,156	34	216	217	297	565	356	1,782	2,025	-12.0
Whitchurch-Stouffville	302	428	24	90	76	118	0	0	402	636	-36.8
Peel Region	2,404	1,843	674	352	658	1,083	1,163	1,922	4,899	5,200	-5.8
Brampton	1,952	1,537	428	246	277	702	200	375	2,857	2,860	-0.1
Caledon	312	128	100	30	77	67	0	0	489	225	117.3
Mississauga	140	178	146	76	304	314	963	1,547	1,553	2,115	-26.6
Halton Region	1,599	1,011	132	156	675	774	754	426	3,160	2,367	33.5
Burlington	279	220	0	60	128	108	150	317	557	705	-21.0
Halton Hills	38	66	4	0	19	24	0	53	61	143	-57.3
Milton	802	550	100	96	266	357	344	56	1,512	1,059	42.8
Oakville	480	175	28	0	262	285	260	0	1,030	460	123.9
Durham Region	1,833	1,416	108	102	687	529	265	60	2,893	2,107	37.3
Ajax	370	199	102	60	262	215	0	0	734	474	54.9
Brock	8	5	0	0	0	0	0	0	8	5	60.0
Clarington	480	388	6	0	105	60	0	14	591	462	27.9
Oshawa	246	385	0	34	69	63	30	46	345	528	-34.7
Pickering	294	27	0	0	67	43	235	0	596	70	**
Scugog	8	9	0	0	0	0	0	0	8	9	-11.1
Uxbridge	37	32	0	0	0	0	0	0	37	32	15.6
Whitby	390	371	0	8	184	148	0	0	574	527	8.9
Remainder of Toronto CMA	697	502	46	62	33	26	0	44	776	634	22.4
Bradford West Gwillimbury	389	372	26	48	0	23	0	0	415	443	-6.3
Town of Mono	34	27	0	0	0	0	0	0	34	27	25.9
New Tecumseth	229	84	14	12	0	0	0	0	243	96	153.1
Orangeville	45	19	6	2	33	3	0	44	84	68	23.5
Toronto CMA	9,366	7,302	1,534	1,186	3,310	3,433	12,649	16,982	26,859	28,903	-7.1
Oshawa CMA	1,116	1,144	6	42	358	271	30	60	1,510	1,517	-0.5
Greater Toronto Area (GTA)	10,080	8,178	1,494	1,226	3,763	3,786	12,829	17,315	28,166	30,505	-7.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market October 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011
Toronto City	21	203	0	0	1,627	679	0	0
Toronto	0	16	0	0	1,206	577	0	0
East York	0	0	0	0	21	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	21	0	0	0	400	0	0	0
Scarborough	0	187	0	0	0	102	0	0
York	0	0	0	0	0	0	0	0
York Region	166	205	0	0	0	93	5	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	13	0	0	0	0	0	0	0
King Township	19	0	0	0	0	0	0	0
Markham	63	124	0	0	0	0	5	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	34	30	0	0	0	0	0	0
Vaughan	37	51	0	0	0	93	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	34	53	0	0	0	0	200	0
Brampton	0	16	0	0	0	0	200	0
Caledon	0	16	0	0	0	0	0	0
Mississauga	34	21	0	0	0	0	0	0
Halton Region	38	41	0	0	121	43	75	182
Burlington	26	12	0	0	0	43	75	182
Halton Hills	0	0	0	0	0	0	0	0
Milton	12	0	0	0	0	0	0	0
Oakville	0	29	0	0	121	0	0	0
Durham Region	72	22	0	0	0	0	16	8
Ajax	54	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	12	6	0	0	0	0	0	8
Oshawa	0	0	0	0	0	0	16	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	6	16	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	287	490	0	0	1,748	772	205	0
Oshawa CMA	18	22	0	0	0	0	16	8
Greater Toronto Area (GTA)	331	524	0	0	1,748	815	296	190

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	446	429	0	0	8,332	12,672	1,710	792
Toronto	28	51	0	0	4,496	6,472	770	396
East York	0	0	0	0	21	0	0	44
Etobicoke	11	0	0	0	1,871	994	725	0
North York	273	50	0	0	1,404	2,642	62	332
Scarborough	134	328	0	0	540	2,564	153	0
York	0	0	0	0	0	0	0	20
York Region	1,281	955	16	16	501	1,389	104	25
Aurora	0	0	0	0	0	153	0	0
East Gwillimbury	20	30	0	0	0	0	0	0
Georgina Township	13	17	0	0	0	0	0	0
King Township	61	36	0	0	0	0	0	0
Markham	673	277	0	0	0	880	16	0
Newmarket	4	0	0	0	0	0	4	0
Richmond Hill	233	196	0	0	20	0	0	25
Vaughan	217	297	0	0	481	356	84	0
Whitchurch-Stouffville	60	102	16	16	0	0	0	0
Peel Region	658	1,083	0	0	963	1,896	200	26
Brampton	277	702	0	0	0	349	200	26
Caledon	77	67	0	0	0	0	0	0
Mississauga	304	314	0	0	963	1,547	0	0
Halton Region	675	774	0	0	524	189	230	237
Burlington	128	108	0	0	0	133	150	184
Halton Hills	19	24	0	0	0	0	0	53
Milton	266	357	0	0	264	56	80	0
Oakville	262	285	0	0	260	0	0	0
Durham Region	641	529	46	0	235	6	30	54
Ajax	262	215	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	97	60	8	0	0	6	0	8
Oshawa	31	63	38	0	0	0	30	46
Pickering	67	43	0	0	235	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	184	148	0	0	0	0	0	0
Remainder of Toronto CMA	33	26	0	0	0	44	0	0
Bradford West Gwillimbury	0	23	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	33	3	0	0	0	44	0	0
Toronto CMA	3,294	3,417	16	16	10,555	16,057	2,094	896
Oshawa CMA	312	271	46	0	0	6	30	54
Greater Toronto Area (GTA)	3,701	3,770	62	16	10,555	16,152	2,274	1,134

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011
Toronto City	117	280	1,627	698	0	0	1,744	978
Toronto	6	27	1,206	577	0	0	1,212	604
East York	4	4	21	0	0	0	25	4
Etobicoke	9	24	0	0	0	0	9	24
North York	62	12	400	0	0	0	462	12
Scarborough	33	210	0	121	0	0	33	331
York	3	3	0	0	0	0	3	3
York Region	506	642	28	98	5	0	539	740
Aurora	1	0	0	0	0	0	1	0
East Gwillimbury	22	18	0	0	0	0	22	18
Georgina Township	33	21	0	0	0	0	33	21
King Township	67	10	0	0	0	0	67	10
Markham	139	176	0	0	5	0	144	176
Newmarket	73	35	0	0	0	0	73	35
Richmond Hill	48	119	22	5	0	0	70	124
Vaughan	98	126	6	93	0	0	104	219
Whitchurch-Stouffville	25	137	0	0	0	0	25	137
Peel Region	312	199	34	12	200	0	546	211
Brampton	254	142	0	6	200	0	454	148
Caledon	22	18	0	0	0	0	22	18
Mississauga	36	39	34	6	0	0	70	45
Halton Region	296	106	121	84	75	182	492	372
Burlington	66	36	0	55	75	182	141	273
Halton Hills	5	6	0	0	0	0	5	6
Milton	169	55	0	0	0	0	169	55
Oakville	56	9	121	29	0	0	177	38
Durham Region	239	200	49	0	16	8	304	208
Ajax	111	18	37	0	0	0	148	18
Brock	2	0	0	0	0	0	2	0
Clarington	71	53	6	0	0	8	77	61
Oshawa	23	42	0	0	16	0	39	42
Pickering	6	2	0	0	0	0	6	2
Scugog	0	1	0	0	0	0	0	1
Uxbridge	1	15	0	0	0	0	1	15
Whitby	25	69	6	0	0	0	31	69
Remainder of Toronto CMA	65	73	4	0	0	0	69	73
Bradford West Gwillimbury	31	48	0	0	0	0	31	48
Town of Mono	0	3	2	0	0	0	2	3
New Tecumseth	27	20	2	0	0	0	29	20
Orangeville	7	2	0	0	0	0	7	2
Toronto CMA	1,348	1,299	1,851	837	205	0	3,404	2,136
Oshawa CMA	119	164	12	0	16	8	147	172
Greater Toronto Area (GTA)	1,470	1,427	1,859	892	296	190	3,625	2,509

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - October 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	1,352	1,025	8,351	12,756	1,710	792	11,413	14,602
Toronto	145	178	4,475	6,472	770	396	5,390	7,075
East York	42	33	21	0	0	44	63	77
Etobicoke	109	140	1,877	954	725	0	2,711	1,094
North York	730	242	1,405	2,686	62	332	2,197	3,260
Scarborough	309	404	573	2,644	153	0	1,035	3,048
York	17	28	0	0	0	20	17	48
York Region	4,998	4,673	683	1,515	120	41	5,801	6,229
Aurora	60	105	2	153	0	0	62	258
East Gwillimbury	141	127	0	0	0	0	141	127
Georgina Township	132	112	0	0	0	0	132	112
King Township	160	173	0	0	0	0	160	173
Markham	1,939	911	52	889	16	0	2,007	1,800
Newmarket	258	170	0	0	4	0	262	170
Richmond Hill	732	827	121	76	0	25	853	928
Vaughan	1,190	1,628	508	397	84	0	1,782	2,025
Whitchurch-Stouffville	386	620	0	0	16	16	402	636
Peel Region	3,462	2,774	1,237	2,400	200	26	4,899	5,200
Brampton	2,657	2,171	0	663	200	26	2,857	2,860
Caledon	489	219	0	6	0	0	489	225
Mississauga	316	384	1,237	1,731	0	0	1,553	2,115
Halton Region	2,155	1,726	775	404	230	237	3,160	2,367
Burlington	353	354	54	167	150	184	557	705
Halton Hills	38	90	23	0	0	53	61	143
Milton	1,079	997	353	62	80	0	1,512	1,059
Oakville	685	285	345	175	0	0	1,030	460
Durham Region	2,392	1,911	422	142	79	54	2,893	2,107
Ajax	652	467	82	7	0	0	734	474
Brock	8	5	0	0	0	0	8	5
Clarington	550	415	33	39	8	8	591	462
Oshawa	243	419	31	63	71	46	345	528
Pickering	361	70	235	0	0	0	596	70
Scugog	8	9	0	0	0	0	8	9
Uxbridge	37	32	0	0	0	0	37	32
Whitby	533	494	41	33	0	0	574	527
Remainder of Toronto CMA	745	548	31	86	0	0	776	634
Bradford West Gwillimbury	415	443	0	0	0	0	415	443
Town of Mono	11	16	23	11	0	0	34	27
New Tecumseth	235	65	8	31	0	0	243	96
Orangeville	84	24	0	44	0	0	84	68
Toronto CMA	13,409	10,961	11,340	17,001	2,110	912	26,859	28,903
Oshawa CMA	1,326	1,328	105	135	79	54	1,510	1,517
Greater Toronto Area (GTA)	14,359	12,109	11,468	17,217	2,339	1,150	28,166	30,505

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
October 2012	0	0.0	5	8.6	1	1.7	6	10.3	46	79.3	58	1,669,655	1,665,469
October 2011	5	7.2	8	11.6	2	2.9	4	5.8	50	72.5	69	1,149,900	1,323,860
Year-to-date 2012	8	1.2	94	13.6	53	7.7	62	9.0	474	68.6	691	989,580	1,148,089
Year-to-date 2011	69	11.3	36	5.9	49	8.0	42	6.9	416	68.0	612	1,089,225	1,260,967
Toronto													
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
October 2011	0	0.0	0	0.0	1	10.0	0	0.0	9	90.0	10	1,097,500	1,661,500
Year-to-date 2012	0	0.0	0	0.0	1	1.2	0	0.0	81	98.8	82	1,290,000	1,705,951
Year-to-date 2011	2	1.9	3	2.9	3	2.9	6	5.8	89	86.4	103	1,329,000	1,702,272
East York													
October 2012	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
October 2011	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	12	30.0	28	70.0	40	995,000	1,359,134
Year-to-date 2011	0	0.0	1	3.1	1	3.1	5	15.6	25	78.1	32	972,500	1,097,603
Etobicoke													
October 2012	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	--	--
October 2011	0	0.0	0	0.0	0	0.0	1	4.0	24	96.0	25	1,529,900	1,633,231
Year-to-date 2012	0	0.0	1	1.0	5	4.9	19	18.4	78	75.7	103	1,079,559	1,224,547
Year-to-date 2011	0	0.0	0	0.0	5	5.9	16	18.8	64	75.3	85	1,490,800	1,497,789
North York													
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	1,929,740	1,868,778
October 2011	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	1,399,500	1,626,050
Year-to-date 2012	5	1.7	22	7.4	5	1.7	11	3.7	254	85.5	297	1,069,549	1,226,719
Year-to-date 2011	3	1.3	2	0.8	5	2.1	7	2.9	222	92.9	239	1,289,900	1,450,977
Scarborough													
October 2012	0	0.0	5	38.5	1	7.7	1	7.7	6	46.2	13	750,000	807,992
October 2011	5	31.3	8	50.0	0	0.0	3	18.8	0	0.0	16	525,000	510,122
Year-to-date 2012	3	1.9	71	46.1	38	24.7	15	9.7	27	17.5	154	550,000	624,810
Year-to-date 2011	64	49.6	30	23.3	21	16.3	3	2.3	11	8.5	129	457,990	523,969
York													
October 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
October 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	4	26.7	5	33.3	6	40.0	15	789,590	826,121
Year-to-date 2011	0	0.0	0	0.0	14	58.3	5	20.8	5	20.8	24	635,450	815,298

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
October 2012	39	11.2	72	20.6	35	10.0	116	33.2	87	24.9	349	711,900	681,736
October 2011	74	21.3	70	20.2	88	25.4	89	25.6	26	7.5	347	585,990	606,957
Year-to-date 2012	449	12.7	748	21.2	699	19.8	986	28.0	645	18.3	3,527	634,000	676,037
Year-to-date 2011	493	15.0	776	23.6	1,030	31.3	633	19.2	363	11.0	3,295	588,990	618,531
Aurora													
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	1	1.6	2	3.2	1	1.6	8	12.7	51	81.0	63	879,990	1,005,165
Year-to-date 2011	6	5.8	24	23.3	41	39.8	7	6.8	25	24.3	103	614,900	724,607
East Gwillimbury													
October 2012	10	62.5	6	37.5	0	0.0	0	0.0	0	0.0	16	449,990	441,928
October 2011	15	93.8	1	6.3	0	0.0	0	0.0	0	0.0	16	434,990	424,178
Year-to-date 2012	78	80.4	18	18.6	0	0.0	1	1.0	0	0.0	97	442,990	440,391
Year-to-date 2011	54	66.7	16	19.8	10	12.3	0	0.0	1	1.2	81	439,990	457,038
Georgina Township													
October 2012	20	100.0	0	0.0	0	0.0	0	0.0	0	0.0	20	337,990	342,340
October 2011	13	61.9	0	0.0	2	9.5	3	14.3	3	14.3	21	329,990	503,038
Year-to-date 2012	104	87.4	5	4.2	2	1.7	0	0.0	8	6.7	119	340,290	416,816
Year-to-date 2011	74	77.9	1	1.1	4	4.2	7	7.4	9	9.5	95	329,990	424,053
King Township													
October 2012	0	0.0	0	0.0	0	0.0	27	58.7	19	41.3	46	768,490	808,164
October 2011	0	0.0	0	0.0	0	0.0	6	75.0	2	25.0	8	--	--
Year-to-date 2012	0	0.0	1	1.0	0	0.0	54	56.3	41	42.7	96	768,990	839,970
Year-to-date 2011	16	12.2	31	23.7	5	3.8	47	35.9	32	24.4	131	718,990	668,241
Markham													
October 2012	1	1.4	5	6.8	9	12.2	24	32.4	35	47.3	74	789,995	764,921
October 2011	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2012	165	15.7	397	37.8	269	25.6	113	10.8	107	10.2	1,051	542,990	583,165
Year-to-date 2011	72	16.0	150	33.4	135	30.1	55	12.2	37	8.2	449	559,900	580,225
Newmarket													
October 2012	5	6.8	49	67.1	15	20.5	4	5.5	0	0.0	73	530,990	535,420
October 2011	22	61.1	7	19.4	7	19.4	0	0.0	0	0.0	36	438,200	472,435
Year-to-date 2012	38	15.2	116	46.4	62	24.8	34	13.6	0	0.0	250	545,990	543,679
Year-to-date 2011	79	47.6	52	31.3	33	19.9	2	1.2	0	0.0	166	463,990	485,067
Richmond Hill													
October 2012	0	0.0	3	8.6	7	20.0	14	40.0	11	31.4	35	740,900	779,787
October 2011	0	0.0	2	2.3	32	37.2	44	51.2	8	9.3	86	653,445	742,062
Year-to-date 2012	2	0.3	47	8.1	190	32.9	233	40.3	106	18.3	578	664,900	752,587
Year-to-date 2011	35	5.2	80	11.8	262	38.6	222	32.7	80	11.8	679	639,990	679,769
Vaughan													
October 2012	0	0.0	0	0.0	1	1.6	45	71.4	17	27.0	63	755,990	785,826
October 2011	0	0.0	6	8.3	19	26.4	35	48.6	12	16.7	72	696,900	713,165
Year-to-date 2012	6	0.6	16	1.6	115	11.8	536	55.1	299	30.8	972	749,945	811,199
Year-to-date 2011	35	3.0	236	20.3	436	37.6	281	24.2	173	14.9	1,161	616,990	669,807
Whitchurch-Stouffville													
October 2012	3	14.3	9	42.9	3	14.3	2	9.5	4	19.0	21	482,900	640,868
October 2011	20	19.2	54	51.9	28	26.9	1	1.0	1	1.0	104	507,490	512,053
Year-to-date 2012	55	18.3	146	48.5	60	19.9	7	2.3	33	11.0	301	499,900	584,037
Year-to-date 2011	122	28.4	186	43.3	104	24.2	12	2.8	6	1.4	430	499,990	507,739

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
October 2012	25	9.0	72	25.9	105	37.8	67	24.1	9	3.2	278	577,900	596,069
October 2011	62	29.1	78	36.6	38	17.8	21	9.9	14	6.6	213	510,900	544,637
Year-to-date 2012	385	16.0	690	28.7	673	28.0	503	20.9	151	6.3	2,402	563,900	587,580
Year-to-date 2011	560	29.2	515	26.9	436	22.8	282	14.7	123	6.4	1,916	531,990	557,787
Brampton													
October 2012	21	9.1	66	28.6	79	34.2	57	24.7	8	3.5	231	573,900	596,781
October 2011	62	32.0	74	38.1	37	19.1	21	10.8	0	0.0	194	501,900	509,800
Year-to-date 2012	357	18.3	616	31.6	499	25.6	414	21.2	64	3.3	1,950	551,900	561,901
Year-to-date 2011	551	34.2	447	27.7	369	22.9	234	14.5	11	0.7	1,612	506,945	517,394
Caledon													
October 2012	4	12.9	6	19.4	15	48.4	5	16.1	1	3.2	31	564,990	582,853
October 2011	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	--	--
Year-to-date 2012	28	9.0	73	23.4	134	42.9	67	21.5	10	3.2	312	594,445	605,740
Year-to-date 2011	8	6.3	58	46.0	31	24.6	10	7.9	19	15.1	126	544,900	608,468
Mississauga													
October 2012	0	0.0	0	0.0	11	68.8	5	31.3	0	0.0	16	584,900	611,400
October 2011	0	0.0	3	18.8	1	6.3	0	0.0	12	75.0	16	950,000	923,219
Year-to-date 2012	0	0.0	1	0.7	40	28.6	22	15.7	77	55.0	140	850,000	904,787
Year-to-date 2011	1	0.6	10	5.6	36	20.2	38	21.3	93	52.2	178	850,000	887,720
Halton Region													
October 2012	67	28.8	67	28.8	57	24.5	7	3.0	35	15.0	233	520,900	672,739
October 2011	42	40.0	34	32.4	9	8.6	0	0.0	20	19.0	105	474,900	688,379
Year-to-date 2012	351	22.7	503	32.5	312	20.1	97	6.3	286	18.5	1,549	529,900	706,153
Year-to-date 2011	364	35.5	324	31.6	93	9.1	58	5.7	187	18.2	1,026	485,900	774,026
Burlington													
October 2012	0	0.0	13	32.5	17	42.5	0	0.0	10	25.0	40	600,000	853,399
October 2011	7	21.9	17	53.1	6	18.8	0	0.0	2	6.3	32	506,990	641,710
Year-to-date 2012	17	6.3	140	51.5	81	29.8	2	0.7	32	11.8	272	525,000	660,696
Year-to-date 2011	51	23.2	116	52.7	20	9.1	3	1.4	30	13.6	220	499,990	778,819
Halton Hills													
October 2012	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
October 2011	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2012	0	0.0	0	0.0	2	5.3	7	18.4	29	76.3	38	890,900	960,282
Year-to-date 2011	3	4.5	8	12.1	3	4.5	11	16.7	41	62.1	66	887,900	1,058,535
Milton													
October 2012	67	42.7	51	32.5	39	24.8	0	0.0	0	0.0	157	480,900	485,569
October 2011	35	63.6	17	30.9	3	5.5	0	0.0	0	0.0	55	435,990	446,984
Year-to-date 2012	329	41.0	288	35.9	177	22.1	4	0.5	4	0.5	802	470,400	489,067
Year-to-date 2011	307	55.8	191	34.7	44	8.0	5	0.9	3	0.5	550	439,990	460,779
Oakville													
October 2012	0	0.0	3	9.7	1	3.2	5	16.1	22	71.0	31	929,000	1,362,193
October 2011	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,700,000	1,725,915
Year-to-date 2012	5	1.1	75	17.2	52	11.9	84	19.2	221	50.6	437	800,000	1,110,754
Year-to-date 2011	3	1.6	9	4.7	26	13.7	39	20.5	113	59.5	190	1,005,495	1,576,414

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
October 2012	105	51.2	40	19.5	21	10.2	27	13.2	12	5.9	205	436,900	482,380
October 2011	149	82.3	22	12.2	7	3.9	2	1.1	1	0.6	181	350,990	372,155
Year-to-date 2012	983	54.2	411	22.6	238	13.1	126	6.9	57	3.1	1,815	435,550	458,476
Year-to-date 2011	1,029	72.0	255	17.8	89	6.2	33	2.3	23	1.6	1,429	361,990	400,354
Ajax													
October 2012	25	29.8	11	13.1	15	17.9	25	29.8	8	9.5	84	593,333	562,004
October 2011	13	72.2	2	11.1	2	11.1	1	5.6	0	0.0	18	365,700	406,341
Year-to-date 2012	118	33.1	71	19.9	77	21.6	73	20.5	17	4.8	356	528,880	532,321
Year-to-date 2011	75	36.1	76	36.5	41	19.7	14	6.7	2	1.0	208	491,100	499,964
Brock													
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
October 2012	53	85.5	9	14.5	0	0.0	0	0.0	0	0.0	62	348,195	364,423
October 2011	44	95.7	2	4.3	0	0.0	0	0.0	0	0.0	46	342,990	336,722
Year-to-date 2012	405	83.0	66	13.5	10	2.0	5	1.0	2	0.4	488	352,945	370,530
Year-to-date 2011	340	87.6	35	9.0	6	1.5	3	0.8	4	1.0	388	339,990	354,480
Oshawa													
October 2012	12	48.0	10	40.0	2	8.0	1	4.0	0	0.0	25	459,900	459,730
October 2011	33	78.6	7	16.7	2	4.8	0	0.0	0	0.0	42	352,490	385,863
Year-to-date 2012	180	73.5	56	22.9	3	1.2	5	2.0	1	0.4	245	383,990	393,668
Year-to-date 2011	323	79.8	71	17.5	9	2.2	2	0.5	0	0.0	405	348,900	371,141
Pickering													
October 2012	2	25.0	1	12.5	1	12.5	0	0.0	4	50.0	8	--	--
October 2011	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2012	88	29.9	93	31.6	79	26.9	11	3.7	23	7.8	294	502,660	542,427
Year-to-date 2011	0	0.0	2	7.4	12	44.4	6	22.2	7	25.9	27	641,100	708,569
Scugog													
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
October 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
October 2011	14	93.3	0	0.0	1	6.7	0	0.0	0	0.0	15	340,900	349,140
Year-to-date 2012	8	21.1	6	15.8	9	23.7	10	26.3	5	13.2	38	591,550	637,545
Year-to-date 2011	22	68.8	6	18.8	2	6.3	0	0.0	2	6.3	32	365,435	441,248
Whitby													
October 2012	12	48.0	9	36.0	3	12.0	1	4.0	0	0.0	25	458,990	464,653
October 2011	45	77.6	10	17.2	2	3.4	1	1.7	0	0.0	58	350,490	375,479
Year-to-date 2012	184	46.7	119	30.2	60	15.2	22	5.6	9	2.3	394	455,990	461,065
Year-to-date 2011	269	72.9	65	17.6	19	5.1	8	2.2	8	2.2	369	355,900	398,406

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
October 2012	64	95.5	3	4.5	0	0.0	0	0.0	0	0.0	67	364,990	368,172
October 2011	58	84.1	7	10.1	0	0.0	2	2.9	2	2.9	69	405,990	409,177
Year-to-date 2012	587	84.2	97	13.9	5	0.7	5	0.7	3	0.4	697	397,990	392,966
Year-to-date 2011	394	78.0	85	16.8	12	2.4	8	1.6	6	1.2	505	414,990	420,287
Bradford West Gwillimbury													
October 2012	30	96.8	1	3.2	0	0.0	0	0.0	0	0.0	31	394,990	400,796
October 2011	37	84.1	7	15.9	0	0.0	0	0.0	0	0.0	44	435,990	425,967
Year-to-date 2012	300	77.1	85	21.9	2	0.5	1	0.3	1	0.3	389	424,990	430,176
Year-to-date 2011	286	76.9	82	22.0	2	0.5	2	0.5	0	0.0	372	424,990	428,492
Town of Mono													
October 2012	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
October 2011	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2012	27	79.4	3	8.8	0	0.0	2	5.9	2	5.9	34	419,900	446,994
Year-to-date 2011	10	35.7	1	3.6	8	28.6	4	14.3	5	17.9	28	607,400	595,982
New Tecumseth													
October 2012	27	100.0	0	0.0	0	0.0	0	0.0	0	0.0	27	305,990	316,471
October 2011	20	100.0	0	0.0	0	0.0	0	0.0	0	0.0	20	299,990	299,290
Year-to-date 2012	229	100.0	0	0.0	0	0.0	0	0.0	0	0.0	229	305,990	314,361
Year-to-date 2011	79	94.0	1	1.2	2	2.4	1	1.2	1	1.2	84	300,445	331,500
Orangeville													
October 2012	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	--	--
October 2011	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2012	31	68.9	9	20.0	3	6.7	2	4.4	0	0.0	45	412,900	430,498
Year-to-date 2011	19	90.5	1	4.8	0	0.0	1	4.8	0	0.0	21	381,900	395,820
Toronto CMA													
October 2012	223	21.5	218	21.0	197	19.0	221	21.3	179	17.2	1,038	576,945	675,042
October 2011	261	32.4	183	22.7	134	16.6	117	14.5	111	13.8	806	525,000	635,029
Year-to-date 2012	1,977	21.3	2,162	23.3	1,826	19.7	1,745	18.8	1,572	16.9	9,282	569,990	662,606
Year-to-date 2011	1,926	26.0	1,704	23.0	1,655	22.4	1,040	14.1	1,076	14.5	7,401	555,900	655,424
Oshawa CMA													
October 2012	77	68.8	28	25.0	5	4.5	2	1.8	0	0.0	112	382,445	408,069
October 2011	122	83.6	19	13.0	4	2.7	1	0.7	0	0.0	146	349,490	366,255
Year-to-date 2012	769	68.2	241	21.4	73	6.5	32	2.8	12	1.1	1,127	379,990	407,211
Year-to-date 2011	932	80.2	171	14.7	34	2.9	13	1.1	12	1.0	1,162	347,945	374,236
Greater Toronto Area													
October 2012	236	21.0	256	22.8	219	19.5	223	19.9	189	16.8	1,123	568,900	673,078
October 2011	332	36.3	212	23.2	144	15.7	116	12.7	111	12.1	915	508,990	609,407
Year-to-date 2012	2,176	21.8	2,446	24.5	1,975	19.8	1,774	17.8	1,613	16.2	9,984	564,990	652,549
Year-to-date 2011	2,515	30.4	1,906	23.0	1,697	20.5	1,048	12.7	1,112	13.4	8,278	532,990	633,577

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
October 2012

Submarket	Oct 2012	Oct 2011	% Change	YTD 2012	YTD 2011	% Change
Toronto City	1,665,469	1,323,860	25.8	1,148,089	1,260,967	-9.0
Toronto	--	1,661,500	n/a	1,705,951	1,702,272	0.2
East York	--	--	n/a	1,359,134	1,097,603	23.8
Etobicoke	--	1,633,231	n/a	1,224,547	1,497,789	-18.2
North York	1,868,778	1,626,050	14.9	1,226,719	1,450,977	-15.5
Scarborough	807,992	510,122	58.4	624,810	523,969	19.2
York	--	--	n/a	826,121	815,298	1.3
York Region	681,736	606,957	12.3	676,037	618,531	9.3
Aurora	--	--	n/a	1,005,165	724,607	38.7
East Gwillimbury	441,928	424,178	4.2	440,391	457,038	-3.6
Georgina Township	342,340	503,038	-31.9	416,816	424,053	-1.7
King Township	808,164	--	n/a	839,970	668,241	25.7
Markham	764,921	--	n/a	583,165	580,225	0.5
Newmarket	535,420	472,435	13.3	543,679	485,067	12.1
Richmond Hill	779,787	742,062	5.1	752,587	679,769	10.7
Vaughan	785,826	713,165	10.2	811,199	669,807	21.1
Whitchurch-Stouffville	640,868	512,053	25.2	584,037	507,739	15.0
Peel Region	596,069	544,637	9.4	587,580	557,787	5.3
Brampton	596,781	509,800	17.1	561,901	517,394	8.6
Caledon	582,853	--	n/a	605,740	608,468	-0.4
Mississauga	611,400	923,219	-33.8	904,787	887,720	1.9
Halton Region	672,739	688,379	-2.3	706,153	774,026	-8.8
Burlington	853,399	641,710	33.0	660,696	778,819	-15.2
Halton Hills	--	--	n/a	960,282	1,058,535	-9.3
Milton	485,569	446,984	8.6	489,067	460,779	6.1
Oakville	1,362,193	1,725,915	-21.1	1,110,754	1,576,414	-29.5
Durham Region	482,380	372,155	29.6	458,476	400,354	14.5
Ajax	562,004	406,341	38.3	532,321	499,964	6.5
Brock	--	--	n/a	--	--	n/a
Clarington	364,423	336,722	8.2	370,530	354,480	4.5
Oshawa	459,730	385,863	19.1	393,668	371,141	6.1
Pickering	--	--	n/a	542,427	708,569	-23.4
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	349,140	n/a	637,545	441,248	44.5
Whitby	464,653	375,479	23.7	461,065	398,406	15.7
Remainder of Toronto CMA	368,172	409,177	-10.0	392,966	420,287	-6.5
Bradford West Gwillimbury	400,796	425,967	-5.9	430,176	428,492	0.4
Town of Mono	--	--	n/a	446,994	595,982	-25.0
New Tecumseth	316,471	299,290	5.7	314,361	331,500	-5.2
Orangeville	--	--	n/a	430,498	395,820	8.8
Toronto CMA	675,042	635,029	6.3	662,606	655,424	1.1
Oshawa CMA	408,069	366,255	11.4	407,211	374,236	8.8
Greater Toronto Area (GTA)	673,078	609,407	10.4	652,549	633,577	3.0

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto October 2012										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	4,340	-13.0	7,410	9,025	11,436	64.8	427,159	4.4	447,426
	February	6,265	-14.1	7,445	11,536	12,844	58.0	454,470	5.3	452,526
	March	9,262	-11.2	7,698	15,315	11,656	66.0	456,147	4.9	460,014
	April	9,040	-17.0	7,369	14,495	11,706	63.0	477,406	9.1	462,146
	May	10,045	6.1	7,555	16,076	11,848	63.8	485,520	8.7	469,947
	June	10,234	21.4	7,541	14,855	12,219	61.7	476,386	9.5	468,636
	July	7,922	20.6	7,485	12,508	12,695	59.0	459,122	9.2	470,179
	August	7,542	21.0	7,638	12,509	12,889	59.3	451,663	9.9	471,307
	September	7,658	21.3	7,991	14,727	12,949	61.7	465,369	8.9	472,600
	October	7,642	14.3	8,022	12,405	12,966	61.9	478,137	7.8	471,181
	November	7,092	8.9	7,743	9,786	12,373	62.6	480,421	9.7	479,850
	December	4,718	7.4	7,864	4,811	12,466	63.1	451,436	4.0	468,695
2012	January	4,567	5.2	7,676	9,655	12,062	63.6	463,534	8.5	488,963
	February	7,032	12.2	7,911	12,684	12,996	60.9	502,508	10.6	499,354
	March	9,690	4.6	8,289	16,308	12,957	64.0	504,117	10.5	503,090
	April	10,350	14.5	8,346	16,436	12,971	64.3	517,556	8.4	503,555
	May	10,850	8.0	7,709	19,177	13,412	57.5	516,787	6.4	497,286
	June	9,422	-7.9	7,481	16,679	14,166	52.8	508,622	6.8	496,804
	July	7,570	-4.4	7,274	13,888	13,599	53.5	476,947	3.9	493,647
	August	6,418	-14.9	6,670	11,748	12,344	54.0	479,095	6.1	501,655
	September	5,879	-23.2	6,845	15,220	14,082	48.6	503,662	8.2	508,334
	October	6,896	-9.8	6,949	13,054	13,172	52.8	503,479	5.3	499,799
	November									
	December									
	Q3 2011	23,122	21.0		39,744			458,758	9.3	
	Q3 2012	19,867	-14.1		40,856			485,547	5.8	
	YTD 2011	79,950	3.4		133,451			465,984	7.9	
	YTD 2012	78,674	-1.6		144,849			500,927	7.5	

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[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
October 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	505	-5.1	799	1,074	1,190	67.2	302,326	4.5	308,550
	February	652	-20.4	729	1,248	1,257	57.9	302,068	5.4	305,330
	March	981	-11.7	791	1,666	1,266	62.5	301,668	-1.5	302,580
	April	949	-19.8	748	1,601	1,240	60.4	321,042	5.4	314,161
	May	1,040	1.3	773	1,728	1,312	58.9	316,057	4.8	309,831
	June	1,046	13.7	815	1,587	1,348	60.4	322,947	6.1	314,873
	July	849	19.9	778	1,250	1,311	59.4	324,983	10.0	320,544
	August	764	15.6	789	1,305	1,393	56.6	310,852	-0.6	313,109
	September	833	17.8	868	1,516	1,413	61.4	318,523	7.5	319,668
	October	759	10.3	820	1,270	1,402	58.5	317,779	5.1	317,498
	November	734	11.0	890	1,000	1,338	66.5	314,260	6.3	318,475
	December	492	6.7	869	522	1,350	64.3	310,267	5.4	318,542
2012	January	556	10.1	881	1,073	1,203	73.3	316,394	4.7	322,444
	February	809	24.1	905	1,327	1,328	68.2	323,592	7.1	327,176
	March	1,128	15.0	896	1,722	1,300	68.9	327,630	8.6	328,664
	April	1,167	23.0	917	1,655	1,281	71.6	337,401	5.1	329,391
	May	1,183	13.8	881	1,749	1,326	66.5	339,086	7.3	332,779
	June	1,051	0.5	821	1,509	1,282	64.1	339,032	5.0	330,793
	July	925	9.0	860	1,306	1,378	62.4	334,783	3.0	330,336
	August	854	11.8	889	1,208	1,287	69.0	335,783	8.0	338,317
	September	729	-12.5	757	1,335	1,245	60.8	334,870	5.1	335,969
	October	797	5.0	860	1,140	1,266	67.9	335,818	5.7	335,242
	November									
	December									
	Q3 2011	2,446	17.8		4,071			318,369	5.7	
	Q3 2012	2,508	2.5		3,849			335,149	5.3	
	YTD 2011	8,378	0.3		14,245			314,712	4.7	
	YTD 2012	9,199	9.8		14,024			333,371	5.9	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
October 2012

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	107.8	117.5	2,971	8.3	68.4	884
	February	607	3.50	5.44	108.4	117.9	2,976	8.3	68.4	879
	March	601	3.50	5.34	108.7	119.4	2,959	8.5	68.1	884
	April	621	3.70	5.69	109.3	119.8	2,956	8.4	67.8	892
	May	616	3.70	5.59	110.3	120.8	2,959	8.5	67.8	896
	June	604	3.50	5.39	111.2	120.2	2,974	8.3	68.0	892
	July	604	3.50	5.39	111.7	120.4	2,968	8.2	67.6	887
	August	604	3.50	5.39	111.9	120.5	2,964	8.1	67.3	884
	September	592	3.50	5.19	112.2	121.2	2,964	8.0	67.2	884
	October	598	3.50	5.29	112.7	121.1	2,959	8.3	67.2	881
	November	598	3.50	5.29	113.8	120.9	2,956	8.5	67.1	886
	December	598	3.50	5.29	114.2	120.2	2,946	8.6	66.8	894
2012	January	598	3.50	5.29	114.2	120.7	2,944	8.6	66.7	897
	February	595	3.20	5.24	114.7	121.5	2,940	8.6	66.5	895
	March	595	3.20	5.24	115.4	122.0	2,944	8.6	66.4	895
	April	607	3.20	5.44	115.8	122.4	2,952	8.4	66.4	898
	May	601	3.20	5.34	116.4	122.4	2,962	8.6	66.6	908
	June	595	3.20	5.24	116.8	121.7	2,977	8.6	66.9	910
	July	595	3.10	5.24	116.8	121.6	2,994	8.5	67.1	914
	August	595	3.10	5.24	117.2	121.8	3,010	8.5	67.3	912
	September	595	3.10	5.24	117.9	122.1	3,029	8.5	67.6	915
	October	595	3.10	5.24			3,045	8.6	67.9	913
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
October 2012

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	107.8	117.5	191.4	8.8	69.7	877
	February	607	3.50	5.44	108.4	117.9	188.7	8.8	68.7	889
	March	601	3.50	5.34	108.7	119.4	187.9	8.8	68.2	893
	April	621	3.70	5.69	109.3	119.8	186.0	9.8	68.2	889
	May	616	3.70	5.59	110.3	120.8	187.7	9.8	68.7	879
	June	604	3.50	5.39	111.2	120.2	191.2	9.3	69.5	878
	July	604	3.50	5.39	111.7	120.4	195.0	8.0	69.8	884
	August	604	3.50	5.39	111.9	120.5	196.8	7.4	69.8	887
	September	592	3.50	5.19	112.2	121.2	197.4	7.1	69.7	890
	October	598	3.50	5.29	112.7	121.1	197.8	7.1	69.7	874
	November	598	3.50	5.29	113.8	120.9	197.2	7.2	69.5	877
	December	598	3.50	5.29	114.2	120.2	197.3	7.3	69.5	877
2012	January	598	3.50	5.29	114.2	120.7	198.3	7.4	69.8	891
	February	595	3.20	5.24	114.7	121.5	201.1	7.4	70.7	889
	March	595	3.20	5.24	115.4	122.0	201.2	7.8	71.0	896
	April	607	3.20	5.44	115.8	122.4	199.9	7.9	70.5	902
	May	601	3.20	5.34	116.4	122.4	196.3	8.2	69.3	910
	June	595	3.20	5.24	116.8	121.7	193.6	8.2	68.2	912
	July	595	3.10	5.24	116.8	121.6	191.5	8.4	67.6	919
	August	595	3.10	5.24	117.2	121.8	188.8	8.9	66.8	936
	September	595	3.10	5.24	117.9	122.1	188.1	9.0	66.6	950
	October	595	3.10	5.24			188.4	9.1	66.7	962
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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